

Sec. 2.12 RS, Resort Special District

2.12.1 Purpose

The RS, Resort Special District is specifically designed to implement the Highway 191 North Corridor Area Plan, an amendment to the Grand County General Plan adopted by the Grand County Council on January 19, 1999. The district is designed exclusively for resort facilities and guest-oriented land uses in a rural setting. In addition to the use and Lot Design Standards of this section, development in the RS District shall be in compliance with all other applicable provisions of this LUC.

2.12.2 Allowed Uses

Uses are allowed in the RS district in accordance with the Use Table of Sec. 3.1.

2.12.3 Lot Design Standards

In addition to complying with the requirements of Article 5, Lot Design Standards, all development in the RS district shall comply with the following standards.

A. Building Design

1. Be placed on a slab-on-grade or perimeter foundation.
2. Have a minimum 24 feet horizontal wall dimension on at least 2 non-opposite sides; i.e., other than directly opposite sides of the structure.
3. Utilize indigenous, regional architectural styles and materials for all structures – use of standard corporate image architecture is prohibited. The architectural style of all structures shall be complementary to that of other structures in the area or vicinity.
4. Exhibit a unity of design for buildings within multi-building complexes through the use of similar elements such as rooflines, materials, window arrangement, sign location, and details.
5. Incorporate, within all walls over 100 feet in length, at least 4 recesses, off-sets, balconies, angular forms and other features within each 100 foot length to provide a visually interesting shape.
6. Utilize earth tones and non-reflective materials on all structures, including roofs, to minimize contrast and blend with the surrounding natural landscape without calling undue attention to the development.

B. Site Design

All site plans and lot layouts shall be in accordance with the following standards:

1. Hide all parking areas to a substantial degree from highway and off-site view through site planning, screening and landscaping.
2. Minimize new highway access points in accordance with the requirements of a site specific UDOT permit to be obtained for each new use or change in use.
3. Each lot shall include meaningful open space, other than private or frontage open space, intended for use by all occupants of a development. This space may include recreation oriented areas. In no case shall open space be less than 25 percent of the total lot area.

C. Signage

All signs shall comply with the requirements of this LUC; provided, however, that:

1. Free-Standing Signs

All free-standing signs shall:

- a. Be monument-style; i.e., mounted on, or within a base (above grade), which is detached from any building, and built with continuous background surface from the ground up;
- b. Be architecturally integrated with the building by including materials, shapes and/or colors utilized in the building design;
- c. Be limited to a maximum height of 8 feet and a maximum width of 12 feet;
- d. Identify the principal land use on site with one (1) such sign per street frontage; and
- e. Be placed within a landscaped setting containing not less than 120 square feet.

2. Wall Signs

No part of a wall sign shall extend above a roof line, and all wall signs shall:

- a. Be architecturally integrated with the building by including materials, shapes and/or colors utilized in the building design; and
- b. Identify the principal land use on site with one (1) such sign per street frontage.

D. General Standards

The following standards shall be administered in accordance with the goals, objectives and policies of the Highway 191 North Corridor Plan, including the specific development target area designations found therein.

1. Developers shall show how projects protect the natural appearance of the open desert views,

the clear night sky and the natural appearance of steep slopes and visible mesas. to this end, projects will be evaluated on the basis of site plan, lighting plan, form, color, texture, and visibility from high public use areas.

2. Public trails and recreational parking areas shall be dedicated in accordance with adopted plans.

3. Motel and hotel accessory uses may include gift shops, sporting goods shops, spas and equestrian facilities primarily for temporary overnight occupants.